

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-002
Issue Date	01 Aug 2026
Valid Until	15 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,295,800

Approx. USD 353,079

01 Offer Details

Prepared for the client below

PREPARED FOR

Umar Bashir Bashir Ahmad

Prospective Buyer

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 420
UNIT TYPE Apartment	SALEABLE AREA 635 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C

03

Selected
Payment Plan

Scheme C — 40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived fo...

SCHEME C

40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived for the unit under this scheme. The balance 60% to be paid by way of 40 quarterly installments equivalent to 1.5% of the Sale Price starting from the date of handover.

BEFORE HANDOVER	POST-HANDOVER BALANCE	TOTAL PAYABLE
AED 442,572	AED 777,480	AED 1,349,632
USD 120,592 · incl. fees	USD 211,847	USD 367,747 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	51,832	14,123
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	129,580	35,308
October 2026	10% Construction Payment	129,580	35,308
January 2027	10% Construction Payment	129,580	35,308
April 2027	Construction Payment	0	0
Total before handover (incl. fees)		442,572	120,592

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	64,790	17,654
02	Nov 2027	64,790	17,654
03	Feb 2028	64,790	17,654
04	May 2028	64,790	17,654
05	Aug 2028	64,790	17,654
06	Nov 2028	64,790	17,654
07	Feb 2029	64,790	17,654
08	May 2029	64,790	17,654
09	Aug 2029	64,790	17,654
10	Nov 2029	64,790	17,654
11	Feb 2030	64,790	17,654
12	May 2030	64,790	17,654
Post-handover total		777,480	211,847

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE

AED 1,069,000

Scheme B

40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the unit under this scheme The balance 60% to be paid by way of 20 quarterly installments equivalent to 3% of the Sale Price starting from the date of handover

TOTAL PRICE

AED 1,179,700

Scheme C

SELECTED

40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived for the unit under this scheme. The balance 60% to be paid by way of 40 quarterly installments equivalent to 1.5% of the Sale Price starting from the date of handover.

TOTAL PRICE

AED 1,295,800

Original Scheme

50% payment during construction; 20% on handover; Balance 30% over 2 years post handover

TOTAL PRICE

AED 1,079,800

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-002

Issued 01 Aug 2026

Expires 15 Aug 2026

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This offer is issued by Hirat Developers and is valid only until the date stated above. Prices, availability, and payment schemes are indicative and subject to change without notice until a reservation is confirmed and approved by the developer. All amounts are quoted in UAE Dirhams (AED); USD figures are approximate and for reference only. This document does not constitute a contract or an obligation to sell.